

Housing Work Group 1  
November 30, 2011  
2:30 – 5:00 p.m. Seymour Center

Attendance:

Rebecca Woodruff	Lynda Baker	Ed Flowers
Mary Fraser	Ann Chamberlain	Henry Hoyner
Katherine Leith	Myrna Dawson	Paul Klever
Janice Tyler	Robert Dowling	Steve Lackey
Dorothy Anderson	Tara Fikes	

1. Welcome and introductions
2. Rebecca gave a powerpoint presentation about the following topics:
  - a. Overview of the Master Aging Plan and committee structure
    - i. Steering Committee – responsible for big picture oversight of the planning process
    - ii. MAP Management committee – responsible for keeping the process on track
    - iii. Five work groups – health and wellness, housing, aging in place supports, navigation and transportation, community engagement and information sharing
  - b. Community events and information gathering activities that have happened so far: focus groups, online surveys, government readiness assessment during the summer months and a community forum in the fall.
  - c. Major housing issues that were identified through these activities:
    - i. there are insufficient nursing homes and assisted living facilities that accept Medicaid
    - ii. there is a need for information about housing options
    - iii. incomes are stable, but taxes and cost of living are increasing in Orange County
    - iv. affordable adult day care are needed that don't have long waiting lists.
    - v. problems in the nursing facility/assisted living workplace associated with a young workforce.
  - d. Overview of the five work group meetings that will end with concrete identified goals, objectives and strategies around housing options for older adults.
3. Discussion of housing issues, options, availability, funding authority, planning processes:

Affordable Housing Options:

- Definitions of affordable housing range widely.
  - Tina Vaughn – in Chapel Hill, must pay no more than 30% of adjusted income to count as affordable housing.
  - Tara Fikes – referred the group to a HUD income chart. Based on household size.
- Housing needs are high among people whose income is high enough to disqualify them from housing subsidies, but who do make enough money to afford non-subsidized housing in Orange County.

- Robert spoke of the ability of people of means to find housing options in Orange County, but the need for this group to understand the options for housing and health care services among older adults without many financial resources.

#### Housing Options:

- Extremely high demand for public housing.
  - Tina Vaughn - In Chapel Hill, long waiting list for affordable housing and longer wait for older applicants because many older adults living in public housing die there (vs. going to assisted living).
  - Tara Fikes – 1,800 people on the waiting list. List was closed for 2 years. Section 8 is federally funded, so it is open to everybody, including people coming from outside Orange County.
- Need for rental housing options with some services.
- Need for shared housing options that do not deny individuals homeownership (co-housing)
- Perception that baby boomers will want more shared housing options as they grow older.
- Umbrella organization service to help people set up co-housing.
  - Charles House may be able to serve as this organization or assist in its creation..
- Community engagement and outreach for people who are interested in co-housing.
  - Need to decide what kinds of housing count as long-term care.
- Charles House family care home is a 6 bed family care home with certified nursing assistants. Under state regulations.
- Covenant Place is for people age 62+ and offers 1-bedroom apartments with kitchens. Tenants organize everything. Do not offer safety pull cords in the rooms because there is no dedicated staff to call 911 in the event of an emergency.
- Modular “grannie flats” could be an option for older adults who choose/need to live with their children.

#### New Building and Regulations:

- Building more low-income housing may not alleviate long wait lists for the Town of Chapel Hill.
- New building projects are limited by lack of interest interest from developers and difficulty finding buildable land in Orange County.
- Little county-owned buildable land.
- Parking limits in the Town of Chapel Hill (Northside Neighborhood, Pine Knolls) might be a problem for family care home development, since they could have as many as 6 cars per location.
- Regulations on “grannie flats”
  - limited by septic
  - they become a duplex at a certain square footage.
  - Raleigh changed zoning to allow for grannie flats
- Habitat for Humanity – Two lots designated for older adults or people with special needs in the Rush Hollow neighborhood who are at 30-60% of the median income. Mary Fraser asked about how accessibility might factor into the design. Bond money to develop this building. Habitat will partner with another non-profit.

- St. Paul's building project – Senior housing with some health services provided by Piedmont Health in the Rogers Rd. neighborhood.

Co-Housing Resources:

- Pacifica - <http://pacificasonline.org/>
- Arcadia - [http://directory.ic.org/3883/Arcadia Cohousing](http://directory.ic.org/3883/Arcadia_Cohousing) and <http://www.arcadiacohousing.org/>
- Second Journey: <http://www.secondjourney.org>
- Co-Housing Informational website: <http://www.cohousing.org/>

Other:

- Robert suggested building a matrix of housing availability according to housing type and income level.
- Tara will supply HUD income categories.
- MAP website is being created to share information. Rebecca will announce to the group when it is ready to use.
- The group identified several people who needed to be at the table, including the planning departments from Chapel Hill, Carrboro, Hillsborough, and the County; DSS; Second Journey representative, people from Arcadia or Pacifica.

